

ZONING AND BUILDING AGENDA

NOVEMBER 16, 2004

THE ZONING BOARD OF APPEALS RECOMMENDATION

266163 DOCKET #7701 - MARIO MORRONE c/o Giuseppe Arato, Owner, 2250 East Devon (251), Des Plaines, Illinois 60018, Application (No. SU-04-07; Z04075). Submitted by Irving Jacobson, President, Village Jewelers and Pawners, Inc., an Illinois Corporation, 740 Waukegan Road (101), Deerfield, Illinois 60015. Seeking a SPECIAL USE in the C-4 General Commercial District and R-5 Single Family Residence District for a pawn shop located in an existing one story brick building in Section 33 of Leyden Township. Property consists of approximately 0.73 of an acre located on the southeast corner of Fullerton Avenue and Mannheim Road in Leyden Township. Intended use: Existing premises will be accommodated for use as the pawn shop and jewelry store. **Recommendation: That the application be granted.**

Over fifteen residents appeared at the hearing to object to the opening of a pawn shop. The Zoning Board of Appeals received petitions with one hundred and forty-eight signatures objecting to the pawn shop. Additionally, the resident's voiced their concern that the pawn shop will encourage the congregation of homeless people, prostitutes and gangs.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

268185 DOCKET #7732 - T. BARTUCH, Owner, Application: Variation to reduce rear yard setback from 3 feet to 1.5 feet (existing accessory); reduce left interior side yard setback from 15 feet to 9 feet (existing accessory); and reduce left interior side yard setback from 15 feet to 3.5 feet (existing principal) for a shed in the R-4 Single Family Residence District. The subject property consists of approximately .47 of an acre, located on the southwest corner of Niagara Avenue and Sunset Drive in Schaumburg Township. **Recommendation: That the application be granted.**

Condition: None

Objectors: None

268186 DOCKET #7735 - B. PATETE, Owner, Application: Variation to reduce left interior side yard setback from 10 feet to 3.75 feet (existing principal); reduce right interior side yard setback from 10 feet to 4 feet (existing principal); and reduce both side yard setbacks from 10 feet to 4.25 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately .09 of an acre, located on the south side of 115th Street, approximately 25 feet west of Hamlin Avenue in Worth Township. **Recommendation: That the application be granted.**

Condition: None

Objectors: None

268187 DOCKET #7750 - C. KIJAS, Owner, Application: Variation to reduce lot area from 40,000 square feet to 20,000 square feet (requirement for well and septic) (existing) and reduce lot width from 150 feet to 100 feet (existing) for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately .46 of an acre, located on the west side of Pleasant Drive, approximately 450 feet south of Crest Avenue in Schaumburg Township. **Recommendation: That the application be granted.**

Condition: None

Objectors: None

Cook County Health Department Approval #16368

268188 DOCKET #7751 - M. GILIANO, Owner, Application: Variation to reduce lot area from 40,000 square feet to 21,779 square feet (existing); reduce lot width from 150 feet to 100 feet (existing); and increase floor area ratio from .15 to .20 for a new single family residence in the R-3 Single Family Residence District. The subject property consists of approximately .50 of an acre, located southeast of Archer Avenue, approximately 750 feet north of 113th Street in Lemont Township. **Recommendation: That the application be granted.**

Condition: None

Objectors: None

Cook County Health Department Approval #16386

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

268189 DOCKET #7752 -D. & C. KAJMOWICZ, Owners, Application: Variation to reduce left side yard setback from 15 feet to 5 feet and reduce the distance between principal and accessory from 10 feet to 6 feet for a detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 1 acre, located on the north side of 58th Street, approximately 200 feet west of Brainard Avenue in Lyons Township. **RECOMMENDATION: That the application be granted.**

Condition: None

Objectors: None

268190 DOCKET #7753 - DAKOTA, INC., Owner, Application: Variation to increase height of fence in front yard from 3 feet to 6 feet in the R-3 Single Family Residence District. The subject property consists of approximately .91 of an acre, located on the south side of Morrison Road, approximately 1650 feet east of Lee Road in Northfield Township. **Recommendation: That the application be granted.**

Condition: None

Objectors: None

268191 DOCKET #7754 - T. BATASTINI, Owner, Application: Variation to reduce lot width from 150 feet to 145 feet (existing) for new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 1 acre, located on the south side of 174th Street, approximately 73 feet east of George Brennan Highway in Bremen Township. **Recommendation: That the application be granted.**

Condition: None

Objectors: None

Cook County Health Department Approval #16348

268192 DOCKET #7755 - J. WNUK, Owner, Application: Variation to reduce right interior side yard setback from 15 feet to 8 feet (existing principal); reduce right interior side yard setback from 15 feet to 2.65 feet (existing accessory); and reduce lot area from 20,000 square feet to 15,765 square feet (existing) for a 2nd story addition in the R-4 Single Family Residence District. The subject property consists of approximately .36 of an acre, located on the north side of 53rd Place, approximately 600 feet east of Willow Springs Road in Lyons Township. **Recommendation: That the application be granted.**

Condition: None

Objectors: None

268193 DOCKET #7756 - M. MARROCCO, Owner, Application: Variation to combine 2 lots into 1: reduce lot area from 40,000 square feet to 12,705 square feet (requirement for well and septic) and reduce lot width from 150 feet to 132 feet for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately .29 of an acre, located on the southeast side of Pratt Boulevard and Marion Street in Schaumburg Township. **Recommendation: That the application be granted.**

Condition: None

Objectors: None

Cook County Health Department Approval #16339

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

- 268194 DOCKET #7757 - M. MARROCCO, Owner, Application: Variation to combine 2 lots into 1: reduce lot area from 40,000 square feet to 13,294 square feet (requirement for well and septic) and reduce lot width from 150 feet to 100 feet for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately .30 of an acre, located on the east corner of Marion Street, approximately 100 feet south of Pratt Boulevard in Schaumburg Township. **Recommendation: That the application be granted.**
- Condition: None
- Objectors: None
- Cook County Health Department Approval #16338
- 268195 DOCKET 7758 - W. KOS, Owner, Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet for a new single family residence; and reduce left interior side yard setback from 10 feet to 4 feet; reduce right interior side yard setback from 10 feet to 3 feet; and reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately .08 of an acre, located on the east side of South Lockwood Avenue, approximately 33 feet south of 49th Street in Stickney Township. **RECOMMENDATION: That the application be granted.**
- Condition: None
- Objectors: None
- 268196 DOCKET #7759 - M. CLEARY, Owner, Application: Variation to reduce rear yard setback from 40 feet to 22 feet (existing) for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 1 1/2 acres, located on the northwest corner of Howe Terrace and Howe Court in Palatine Township. **RECOMMENDATION: That the application be granted.**
- Condition: None
- Objectors: None
- 268197 DOCKET #7760 - G. KRON, Owner, Application: Variation to reduce left interior side yard setback from 10 feet to 4.18 feet for a shed (replacing the existing shed) in the R-5 Single Family Residence District. The subject property consists of approximately .29 of an acre, located on the north side of Linneman Road, approximately 784.76 feet east of Pfingsten Road in Northfield Township. **RECOMMENDATION: That the application be granted.**
- Condition: None
- Objectors: None
- 268198 DOCKET #7761 - D. & C. BOUSKA, Owners, Application: Variation to reduce right interior side yard setback from 10 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately .33 of an acre, located on the east side of Glenwood Road, approximately 396 feet north of Central Road in Northfield Township. **RECOMMENDATION: That the application be granted.**
- Condition: That the garage be built at grade level.
- Objectors: The next door neighbor who's garage is within 4 feet of the side yard was concerned about drainage.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

268199 DOCKET #7763 - G. UDOETUK, Owner, Application: Variation to reduce lot area from 40,000 square feet to 30,963 square feet (existing) and reduce lot width from 150 feet to 103 feet (existing) for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately .71 of an acre, located on the northwest corner of Crawford Avenue and Briar Lane in Rich Township. **RECOMMENDATION: That the application be granted.**

Condition: None

Objectors: None

Cook County Health Department Approval #16384

268200 DOCKET #7764 - B. KIECA, Owner, Application: Variation to reduce rear yard setback from 40 feet to 20 feet (existing) and increase floor area ratio from .40 to .43 for proposed addition and 2nd floor in the R-5 Single Family Residence District. The subject property consists of approximately .20 of an acre, located on the east side of Vine Avenue, approximately 334 feet south of Seminole Avenue in Norwood Park Township. **RECOMMENDATION: That the application be granted.**

Condition: None

Objectors: None

268201 DOCKET #7765 - C. GYURNEK, Owner, Application: Variation to reduce lot area from 40,000 square feet to 20,000 square feet (existing); reduce lot width from 150 feet to 100 feet (existing); and reduce front yard setback from 40 feet to 32 feet for a front porch addition in the R-4 Single Family Residence District. The subject property consists of approximately .46 of an acre, located on the west side of Blackhawk Drive, approximately 300 feet north of Nerge Road in Schaumburg Township. **RECOMMENDATION: That the application be granted.**

Condition: None

Objectors: None

268202 DOCKET #7566 - DAVID BAKER, Owner, Application: Previously granted by the Cook County Board of Commissioners on October 24, 2003, a Variation to reduce the right interior side yard setback from 15 feet to 13.23 feet (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 1.6 acres, located on the east side of George Brennan Highway, approximately 437 feet north of 174th Street in Bremen Township. **RECOMMENDATION: That application be granted a one year extension of time.**

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for Wednesday, December 1, 2004.